

# UNOFFICIAL COPY

**Prepared By:**

John Gaines  
11030 Roseberg Ave S  
Seattle, Washington 98168

**After Recording Return To:**

11030 Roseberg Ave S  
Seattle, Washington 98168  
John Gaines



\*2313822039\*

Doc# 2313822039 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/18/2023 02:36 PM PG: 1 OF 4

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## QUITCLAIM DEED

On May 16, 2023 THE GRANTOR(S),

- Clarence Gaines and Janet Gaines, a married couple

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- John Gaines, a single person, residing at 11030 Roseberg Ave S, Seattle, King County, Washington 98168

the following described real estate, situated in 5716 South Indiana Avenue, Chicago, in the County of Cook, State of Illinois

**Legal Description:**

206 - Greater than One Story Dwelling, greater than 62 years of age, between 2201 and 4999 SFLA;

Lot 3 in H.P. Wilber's Subdivision of Lots 3 to 9 of Dodge's Subdivision of part of the East 1/2 of Lots 11 & 14 of Newhall, Larned & Woodbridge's Subdivision of the Northwest 1/4 of Section 15, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in

# UNOFFICIAL COPY

and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Tax Parcel Number: 20-15-115-020-0000

Mail Tax Statements To:  
John Gaines  
11030 Roseberg Ave S  
Seattle, Washington 98168

[SIGNATURE PAGE FOLLOWS]

REAL ESTATE TRANSFER TAX 18-May-2023



CHICAGO: 0.00  
CTA: 0.00  
TOTAL: 0.00

20-15-115-020-0000 | 20230501624671 | 0-950-602-448

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX 18-May-2023



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

20-15-115-020-0000 | 20230501624671 | 1-705-446-096

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45  
sub per. E and Cook County Ord. 93-0-27 par. E  
Date 05/18/2023 Sign. [Signature]

# UNOFFICIAL COPY

**Grantor Signatures:**

DATED: 5/16/23

DATED: 5/16/23

Clarence Gaines  
Clarence Gaines  
5714 S Indiana Avenue  
Chicago, Illinois  
60637

Janet Gaines  
Janet Gaines  
5714 S Indiana Avenue  
Chicago, Illinois  
60637

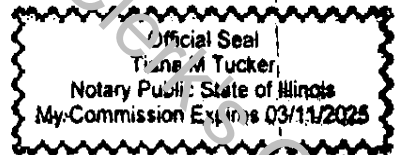
STATE OF ILLINOIS, COUNTY OF COOK, ss:

This instrument was acknowledged before me on this 16 day of May, 2023 by Clarence Gaines and Janet Gaines.

Tiana M. Tucker  
Notary Public

Title (and Rank)

My commission expires 3-11-2025



# UNOFFICIAL COPY

## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 05 | 17 | 2023

SIGNATURE: Clarence Gaines  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

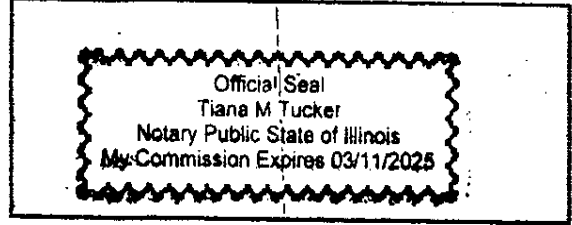
By the said (Name of Grantor): Clarence Gaines

On this date of: May 17 | 2023

NOTARY SIGNATURE: Tiana M Tucker

Tiana M Tucker

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 05 | 17 | 2023

SIGNATURE: [Signature]  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

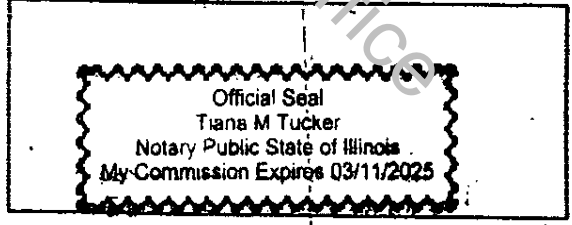
By the said (Name of Grantee): John Gaines

On this date of: May 17 | 2023

NOTARY SIGNATURE: Tiana M Tucker

Tiana M Tucker

AFFIX NOTARY STAMP BELOW



**CRIMINAL LIABILITY NOTICE**  
Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)